



V I L L A G E O F K E Y B I S C A Y N E

Office of the Village Manager

Village Council

Robert Oldakowski, *Mayor*
Jorge E. Mendia, *Vice Mayor*
Martha Fdez-León Broucek
Carol Diaz-Castro
Mortimer Fried
James L. Peters
Robert L. Vernon

Village Manager

Jacqueline R. Menendez

DT: January 21, 2004

TO: Honorable Mayor and Members of the Village Council

FR: Jacqueline R. Menendez, Village Manager

RE: 200 Crandon Boulevard: Site Plan Review

RECOMMENDATION

It is recommended that the Council approve the attached site plan which provides for a commercial building at 200 Crandon Boulevard.

EXPLANATION

This recommendation is based on the attached January 21, 2004 analysis by the Building, Zoning, and Planning Director that found the site plan is consistent with the review criteria listed in the Zoning and Land Development Regulations. The recommendation is subject to the following conditions:

1. Submission of a detailed landscape plan to be approved by the Building, Zoning, and Planning Director prior to the issuance of a building permit. The landscaping shall be installed prior to the issuance of any Certificate of any Occupancy.
2. Three speed bumps shall be provided in the driveway.
3. A speed table (traffic calming) shall be constructed on Fernwood Road between Woodcrest Lane and Hampton Lane and built according to Village specifications. The speed shall be approved by the Public Works Director and constructed prior to the issuance of any type of Certificate of Occupancy.
4. That the applicant construct improvements in the public right of way which are consistent with the Crandon Boulevard Master Plan when adopted by the Council including the construction or the contribution of funds to the Village to construct a new 8 ft. wide sidewalk with pavers, curbs, gutters, street trees, street trees, irrigation, re-painting of the existing light poles, and a new traffic signal and intersection infield. The decision to require the construction of these improvements or contribution of funds in lieu of construction to the Village shall be made by the Building, Zoning, and Planning Director based on the progress that the Village has

made in the construction of Phase 2 improvements of the Draft Crandon Boulevard Master Plan. Phase 2 includes the entrance of the Village to a point south of the Village Green and Harbor Drive. If a decision is made to permit the applicant to construct the improvements, then they shall be completed prior to the issuance of any Certificate of Occupancy. If a decision is made to contribute funds in lieu of construction, said funds shall be received by the Village prior to the issuance of any type of Certificate of Occupancy or commencement of Phase 2 construction, whichever is earlier.

5. In the future, should the Village Council encourage vehicular access from Fernwood Road to the commercial properties along Crandon Boulevard, then the owner of the property at the time of Council's action, shall provide such access at no cost to the Village.



VILLAGE OF KEY BISCAINE

Department of Building, Zoning and Planning

Village Council

Robert Oldakowski, *Mayor*
Jorge E. Mendia, *Vice Mayor*
Martha Fdez-León Broucek
Carol Diaz-Castro
Mortimer Fried
James L. Peters
Robert L. Vernon

Director

Jud Kurlancheek, AICP

DT: January 21, 2004

TO: Jacqueline R. Menendez, Village Manager

FR: Jud Kurlancheek, AICP, Director
Building, Zoning and Planning Department

RE: 200 Crandon Boulevard: Site Plan Review

APPLICATION SUMMARY

Request	The applicant is requesting approval of a site plan for 24,917 sq. ft. office and retail shopping center.
Applicant	Tesaurus Holdings, Inc.
Site Address	200 Crandon Boulevard
Master Plan	Commercial
Zoning District	C-1 Light Intensity Commercial
Size of Site	1.4 Acres (61,249 sq. ft.)
File Number	SP-9
Recommendation	Approval with conditions

Description of the Project:

Site Plan Review Criteria: The Zoning and Land Development Regulations require that projects of this nature receive Site Plan approval from the Village Council. The following is summary of the evaluation criteria which is followed by an analysis and finding (a verbatim listing of the review criteria as presented in Section 30-80 (g) of the Zoning and Land Development Regulations is attached to this report):

Criteria 1. *Natural Environment.* All proposed development shall be designed in such a manner to preserve, perpetuate and improve the existing natural character of the site.

Staff Analysis: The site is vacant and contains a grass field with a hedge. There are no natural features on the site.

Finding: Consistent subject to the approval of a detailed landscape plan prior to the issuance of a building permit.

Criteria 2: *Open Space.* Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning requirements.

Staff Analysis: The project is consistent with the Village's regulations which govern lot coverage and landscaping. There is a 10 ft. landscaped buffer at the rear of project from the property line to the perimeter wall. The buffer contains trees and shrubs. There are street trees along Fernwood Rd. immediately adjacent to the landscaped buffer.

Finding: Consistent.

Criteria 3: *Circulation and Parking.* There are five (5) criteria. The alphabetical listing addresses each respective criterion.

Staff Analysis:

- a. The project contains a 48 space surface parking lot at the rear of the property and 68 spaces under the building for a total of 116 spaces. Vehicular access to the parking spaces is from a private driveway that connects to Crandon Blvd. There is pedestrian, bicycle, and golf cart access point from Fernwood Road into the parking garage. This access should reduce traffic as patrons of the businesses in the building will not have to travel by car and use Crandon Boulevard. The access is consistent with the Draft Crandon Boulevard Master Plan. The parking garage includes pavement markings that are consistent with applicable regulations. Staff recommends that speed bumps be provided in the driveway to slow traffic.
- b. This criterion addresses living units. As the project does not contain living units, the criteria is not applicable.
- c. In addition to the spaces identified in criterion (a) above, the project

contains two loading spaces. The surface spaces are screened from view by a perimeter wall with landscaping between the wall the sidewalk. The remaining spaces are located in a garage under the building and can not be seen. As such, there is no incompatible visual relationship between the parking spaces and adjacent properties.

- d. Emergency vehicles can access the property from Crandon Blvd. The plans should be amended to provide for emergency access from Fernwood Road subject to specifications required by the Public Safety Director.
- e. Sidewalks will be provided as specified in the Draft Crandon Boulevard Master Plan as approved by Council.
- f. Handicap access is provided as required by applicable regulations. Handicap access is provided in the front and rear of the building. Two handicap parking spaces are conveniently located in the surface parking lot near the back entrance.

Finding: Consistent with conditions as noted.

Criteria 4: ***Community Services and Utilities.*** All proposed developments shall be designed and located in a manner as to insure the adequate provision, use, and compatibility of necessary community services and utilities.

Staff Analysis: All utilities will be buried. The building is required by applicable codes to contain the proper utilities.

Finding: Consistent.

Criteria 5: ***Building and Other Structures.*** All buildings and structures proposed to be located within a development shall be orientated and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment.

Staff Analysis: The building contains two (2) stories over one level, below grade parking deck. The building is constructed of concrete, block and stucco and utilizes a barrel tile roof. The project contains three (3) buildings which are connected through walkways at the second level. The entrance level provides transitional elements to soften the appearance and changes from the sidewalk elevation to base flood elevation. These elements include terraces, planting areas, reflective pools, awnings, and a trellis. These design amenities

combined with multiple buildings and roof lines result in a structure that sets a more attractive standard for commercial properties along the Crandon Boulevard corridor.

Finding: Consistent.

Criteria 6: Level of Service Standards. All developments shall meet the concurrency requirements.

Staff Analysis: The applicant has provided documentation from professional engineers that indicate the project is within the LOS established by the Village, except for the traffic light. The traffic light at the project is below LOS standards and should be replaced as it is suspended above the street by a wire and provides no signal facing the site. The sidewalks should be widened to accommodate pedestrians. The Draft Crandon Boulevard Master Plan recommends new wider (8 ft.) sidewalks with pavers, curbs, gutters, new street light and infield pavers, and street trees. The Draft Crandon Boulevard Master Plan recommends a speed table on Fernwood Rd. between Hampton Lane and Woodcrest Lane. The speed table will slow traffic and provide for a safer environment for pedestrians crossing Fernwood Rd. to gain access to the site.

Finding: Consistent with conditions as noted.

Criteria 7: Other requirements. Requirements and recommendations as provided in the Village tree and landscape Regulations shall be observed as will the requirements of all applicable standards and regulations.

Staff Analysis: No other requirements.

Finding: Consistent.

Master Plan Regulations:

Regulations	Requirement	Proposed	Finding
Land Use Designation	Commercial	Office, retail, and restaurant	Consistent
Lot Coverage	Not to exceed 35%	33%	Consistent
Building Height	35 ft.	35 ft.*	Consistent

* Measured from BFE to top of tie beam as set forth in Zoning and Land Development Regulations.

RECOMMENDATION

As the project, with the conditions listed below, is consistent with the Site Plan Review Criteria (see Section 30-80(g) of the Zoning and Development Regulations and attached to this report), staff recommends approval subject to the following conditions:

1. Submission of a detailed landscape plan to be approved by the Building, Zoning, and Planning Director prior to the issuance of a building permit. The landscaping shall be installed prior to the issuance of any Certificate of any Occupancy.
2. Three speed bumps shall be provided in the driveway.
3. A speed table (traffic calming) shall be constructed on Fernwood Road between Woodcrest Lane and Hampton Lane and built according to Village specifications. The speed shall be approved by the Public Works Director and constructed prior to the issuance of any type of Certificate of Occupancy.
4. That the applicant construct improvements in the public right of way which are consistent with the Crandon Boulevard Master Plan when adopted by the Council including the construction or the contribution of funds to the Village to construct a new 8 ft. wide sidewalk with pavers, curbs, gutters, street trees, street trees, irrigation, re-painting of the existing light poles, and a new traffic signal and intersection infield. The decision to require the construction of these improvements or contribution of funds in lieu of construction to the Village shall be made by the Building, Zoning, and Planning Director based on the progress that the Village has made in the construction of Phase 2 improvements of the Draft Crandon Boulevard Master Plan. Phase 2 includes the entrance of the Village to a point south of the Village Green and Harbor Drive. If a decision is made to permit the applicant to construct the improvements, then they shall be completed prior to the issuance of any Certificate of Occupancy. If a decision is made to contribute funds in lieu of construction, said funds shall be received by the Village prior to the issuance of any type of Certificate of Occupancy or commencement of Phase 2 construction, whichever is earlier.
5. In the future, should the Village Council encourage vehicular access from Fernwood Road to the commercial properties along Crandon Boulevard, then the owner of the property at the time of Council's action, shall provide such access at no cost to the Village.

Sec. 30-80(g) Site Plan Review Criteria

(g) *Review criteria.* In order to approve a project, the Village Council must find that it is consistent with each of the below review criteria. The Council may require conditions that are necessary to minimize any adverse impacts on Adjacent Properties.

- (1) *Natural environment.* All proposed Development shall be designed in such a manner as to preserve, perpetuate and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive Uses. In all instances the Village's tree protection, landscaping and all other applicable Regulations shall be fully complied with as minimum standards.
- (2) *Open space.* Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed Development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the Village Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or User composition of the proposed Development.
 - a. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed Structures, to provide buffers between the project and adjacent less intensive Uses, to facilitate pedestrian movements within the Development, and to improve the overall visual quality of the site.

- b. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy Access to all residents or Users within a Development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.
- (3) *Circulation and Parking.* All circulation systems and Parking facilities within a proposed Development shall be designed and located in such a manner as to comply with the following:
 - a. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed Development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and Access points to peripheral Streets shall be provided which adequately serve the proposed Development and which are compatible and functional with circulation systems outside the Development.
 - b. Whenever possible in proposed residential Developments, living Units should be located on residential Streets or courts that are designed to discourage nonlocal through traffic.
 - c. Off-Street Parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner so as to conveniently serve the Uses to which they are accessory and not create incompatible visual relationships.
 - d. Safe and efficient Access to all areas of the proposed Development shall be provided for emergency and service vehicles, as required by Chapter 52.11 of the South Florida Building Code.
 - e. Sidewalks shall be provided as required by the Village Regulations.
 - f. Handicapped accessibility shall be provided as required by all applicable Regulations.
- (4) *Community services and utilities.* All proposed Developments shall be designed and located in such a manner as to insure the adequate provision, Use and compatibility of necessary community services and utilities.
 - a. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with Village standards for location and design. Where necessitated by the size of the Development and/or by the unavailability of Village treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with Village and State standards and Regulations.
 - b. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum Use and collection convenience, shall be provided in accordance with all applicable Village standards.

- c. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient Access arrangement for emergency fire vehicles, shall be provided to insure the safety of all Persons within the project.
- (5) *Building and other Structures.* All Buildings and Structures proposed to be located within a Development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all Buildings and Structures:
- a. Proposed Buildings and Structures shall be related harmoniously to the terrain, other Buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.
 - b. All Buildings and Structures shall be designed and oriented in a manner insuring maximum privacy of Residential Uses and related activities both on the site being developed and property adjacent thereto.
 - c. All permanent outdoor identification features which are intended to call attention to proposed projects and/or Structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent Streets at prescribed legal speeds.
- (6) *Level of service standards.* For the purpose of the issuance of Development orders and permits, the Village has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All applicants are required to prove Concurrency pursuant to the Land Development Regulations.
- (7) *Other requirements.* Requirements and recommendations as provided in the Village tree and landscape Regulations shall be observed as will the requirements of all applicable standards and Regulations.
- (h) *Resolution.* The resolution that memorializes the approval of a Site Plan shall be recorded in the public records of Miami-Dade County at the applicant's expense. A copy of the proof of recordation shall be submitted to the Building, Zoning, and Planning Department prior to the issuance of any building permits.
- (i) *Building, Zoning and Planning Director recommendation for applications which are considered by the Village Council.* The Director of the Building, Zoning and Planning Department shall provide the Village Council with a recommendation for each Site Plan application that is considered by the Council. The recommendation shall provide a finding regarding compliance with the criteria listed in subparagraph (m) below.

VILLAGE OF KEY BISCAYNE

Department of Building, Zoning and Planning

PLANNING AND ZONING APPLICATION

Date Filed: 10-27-03

File # SP-09

to be completed by staff

1. REQUEST FOR:

- | | |
|--|--|
| <input type="checkbox"/> SUPERVISORY VARIANCE | <input type="checkbox"/> AMENDMENT TO |
| <input type="checkbox"/> ADMINISTRATIVE VARIANCE | <input type="checkbox"/> ZONING ORDINANCE |
| <input type="checkbox"/> REGULATORY VARIANCE | <input type="checkbox"/> SPECIAL EXCEPTION |
| <input type="checkbox"/> APPEAL OF AN | <input type="checkbox"/> AMENDMENT TO THE |
| ADMINISTRATIVE DECISION | COMPREHENSIVE PLAN |
| <input checked="" type="checkbox"/> SITE PLAN APPROVAL | <input type="checkbox"/> ZONING DISTRICT |
| <input type="checkbox"/> CONDITIONAL USE | CHANGE |
| <input type="checkbox"/> OTHER | |

Explain your request:

Site Plan Approval for the Property Located at 200 Crandon Boulevard

2. Street Address of Property: 200 Crandon Boulevard, Key Biscayne, FL 33149

Legal Description: Lot(s) See Attached Exhibit "A" Block _____

Subdivision: _____

3. Name of Applicant: Tesaurus Holdings, Inc.

Mailing Address of Applicant: 240 Crandon Blvd., Suite 212, Key Biscayne, FL 33149

Business Telephone: _____ Home _____ Fax _____

4. Name of Property Owner if Different from Applicant: Same as Above

Address of Property Owner if Different from Applicant: _____

Business Telephone: _____ Home _____ Fax _____

5. Contact Person: Name: Carter N. McDowell, Bilzin Sumberg, et al.

Address: 200 South Biscayne Boulevard, Suite 2500, Miami, FL 33131

Phone Number: (305) 350-2355

Fax: (305) 351-2239

6. Name/address of anyone else who should receive notice of the hearing?
Carter N. McDowell, 200 S. Biscayne Boulevard, Suite 2500, Miami, Fl. 33131
Joseph Kiene, 240 Crandon Blvd., Suite 212, Key Biscayne, Fl. 33149
7. If applicant is owner, indicate date purchased: March 1997
8. If applicant is lessee, indicate date leased N/A Years _____
9. Is there an option to purchase the property? Yes () No (X)
10. Is the request the result of a violation notice? NO. If yes, attach a copy of the violation.
11. Existing use of property Commercial Off-Street Parking and Open Fields. If residential, how many apartments, N/A hotel units N/A. If commercial, how many sq. ft. N/A in your space.
Single family home? Yes () No (X)
12. If this application pertains to an Appeal of an Administrative Decision, indicate the basis of the appeal. (if necessary attach additional explanation)
N/A

13. If this is a request for a variance, the Code requires that you substantiate why this request should be granted. In order to do this properly, please indicate how your request complies with the following standards:
- a. Maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community.
N/A


- b. Is compatible with the surrounding land uses and would not be detrimental to the community.
N/A

14. If this is a request for any other type of application, please see staff for a listing of the evaluation criteria.
15. All supporting data and exhibits submitted with this application become a permanent part of the public records.

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

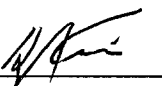
(I) (We) certify that (I) (we) understand and will comply with the provisions and regulations of the Zoning Regulations. (I) (We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my) (our) knowledge. (I) (We) understand that the application and attachments become part of the official records of the Village and are not returnable.

Signature of Applicant:


Joseph Kiene, Executive Vice President
Tesaurus Holdings, Inc.

Date 10.24.03

Signature of Owner:


Joseph Kiene, Executive Vice President
Tesaurus Holdings, Inc.

Date 10.24-03

Application Received By:



Date 10-27-03

Approved By:

Date _____

AFFIDAVITS

Complete one or more of the following that relates to your request

Tenant or Owner Affidavit (if tenant is applicant then owner must sign owner/power of attorney affidavit)

I, _____ being first duly sworn, depose and say that I am the owner/tenant of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all supplemental data attached to and made a part of the application are honest and true to the best of my knowledge and belief.

I, _____ hereby authorize the staff of the Village of Key Biscayne to enter the property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notes after the date of hearing. I also authorize members of the Village Council to inspect the property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Signature of Applicant

Sworn to (or affirmed) and subscribed before me this

_____ day of _____, by _____
Name of person making Statement

Signature of Notary Public State of Florida

Print, Type, or Stamp Commissioned Name of

Notary Public

Personally Known _____ OR Produced Identification _____
Type of identification Produced _____

Corporation Affidavit

I, Joseph Kiene being first duly sworn, depose and say that I am the Executive Vice President, of Tesaurus Holdings, Inc. the aforesaid corporation, and as such, have been authorized by the corporation to file this application and all supplemental data attached to and made a part of this application are honest and true to the best of our knowledge and belief, that said corporation is the owner of the property described herein and which is the subject matter of the proposed hearing.

I, Joseph Kiene, hereby authorize the staff of the Village of Key Biscayne to enter the property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on the property and I

take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect the property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE


JOSEPH KIENE, EXECUTIVE VICE PRESIDENT
TESAURUS HOLDINGS, INC.

Sworn to (or affirmed) and subscribed before me this

24th day of October, 2003 by Joseph Kiene
Name of person making Statement




Signature of Notary Public State of Florida

BEVERLEY KERK
Print, Type, or Stamp Commissioned Name of
Notary Public

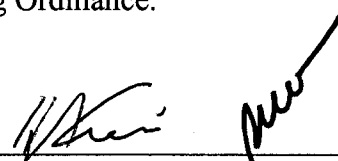
Personally Known To me OR Produced Identification _____
Type of identification Produced _____

Owner/Power of Attorney Affidavit

I, Joseph Kiene, being duly sworn, depose and say that I am the Executive Vice President of the general partner of owner of the described real property and that I am aware of the nature and effect the request for: SITE PLAN REVIEW relative to my property, which is hereby made by me OR I am here by authorizing CARTER N. MCDOWELL OF BILZIN SUMBERG, ET AL. to be my legal representative before the Village Council.

I, Joseph Kiene, of Tesaurus Holdings, Inc. hereby authorize the staff of the Village of Key Biscayne to enter the property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on the property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

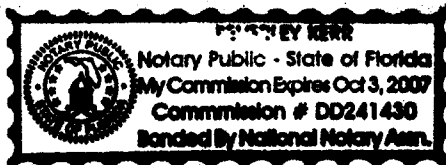
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

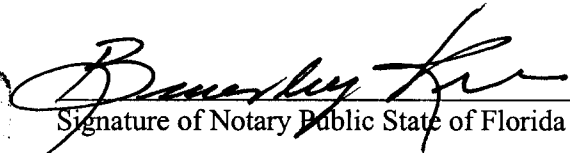


JOSEPH KIENE, EXECUTIVE VICE PRESIDENT
TESAURUS HOLDINGS, INC.

Sworn to (or affirmed) and subscribed before me this

24th day of October 2003
by Joseph Kiene
Name of person making Statement





Signature of Notary Public State of Florida

BEVERLEY KERR

Print, Type, or Stamp Commissioned Name
of Notary Public

Personally Known To me OR Produced Identification _____

Type of identification Produced _____

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY LOCATED
AT 200 CRANDON BOULEVARD, KEY BISCAINE, FLORIDA

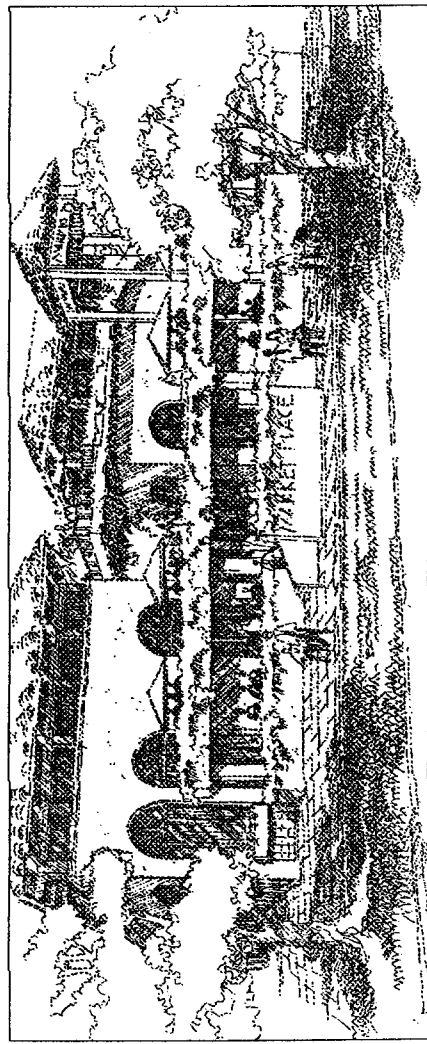
The south 150 feet of the north 350 feet of Tract 3 "Mattheson Estate", according to the plat thereof as recorded in Plat Book 46 Page 6 of the Public Records of Miami-Dade County, Florida

KEY COLONY PLAZA

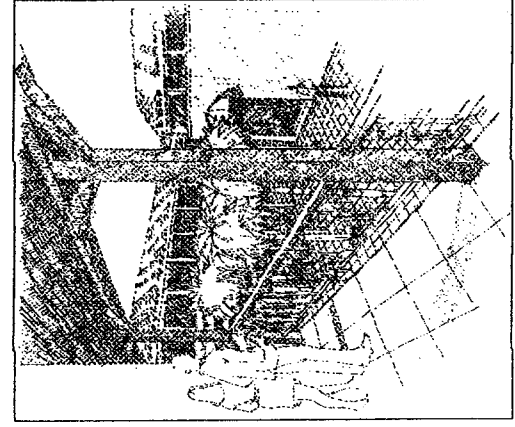
200 CRANDON BLVD, KEY BISCAYNE, FL. 33149

WILFREDO
BORRERO
ARCHITECT P.A.
P.A. 4200
200 CRANDON BLVD, SUITE 107
KEY BISCAYNE, FLORIDA 33149
(305)361-0181 FAX (305)361-0762
www.wb-a.com
www.wb-a.com

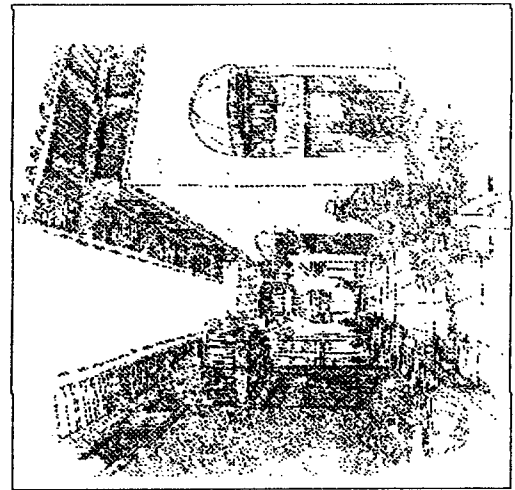
MAIN ELEVATION FROM CRANDON



VIEW OF PLAZA FROM BALCONIES

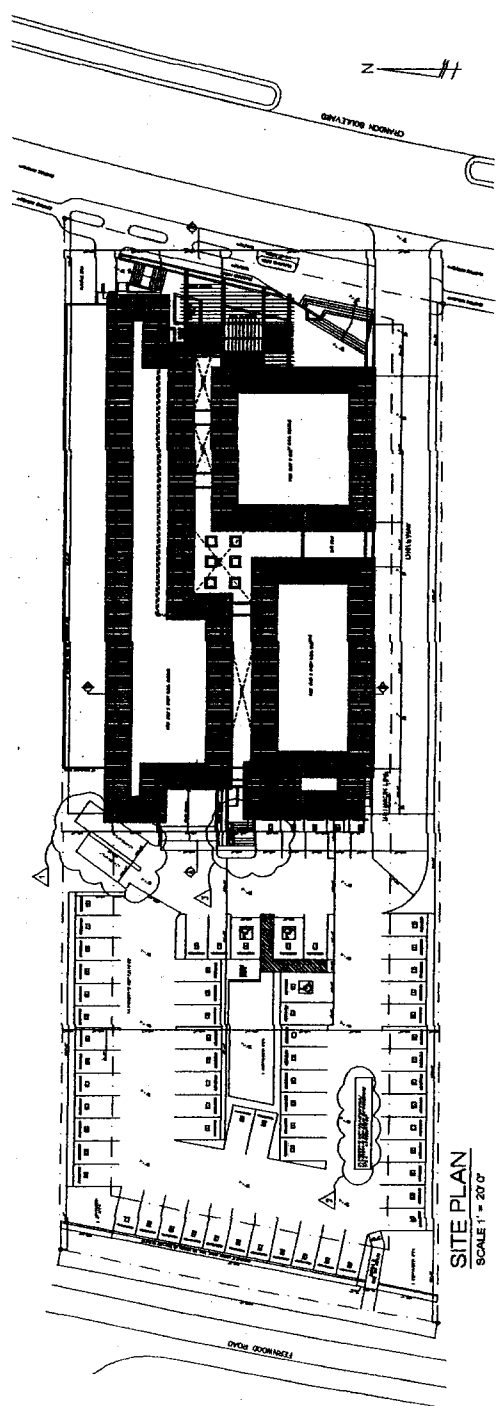


VIEW OF PLAZA FROM CRANDON



INDEX TO DRAWINGS:

- A1-01 SITE PLAN
- A1-02 GARAGE LEVEL PLAN
- A1-03 GROUND FLOOR PLAN
- A1-04 SECOND FLOOR PLAN
- A2-01 BUILDING ELEVATIONS
- A2-02 BUILDING ELEVATIONS
- A3-01 BUILDING SECTIONS
- D-1 SITE DRAINAGE PLAN
- D-2 GARAGE LEVEL DRAINAGE PLAN
- L-1 GROUND FLOOR LANDSCAPE PLAN - A
- L-2 GROUND FLOOR LANDSCAPE PLAN - B
- L-3 SECOND FLOOR LANDSCAPE PLAN



SITE PLAN
 SCALE 1" = 20'

LOCATION: 200 GRANDON BLVD. ZONING = COMMERCIAL C-1

ZONING REQUIREMENTS	ALLOWED	ACTUAL
LOT AREA = 61,246 SQ. FT.		
LOT COVERAGE	0.35 = 21,437.2 SQ. FT.	0.33 = 19,876.35 SQ. FT.
F. A. R. 1 st INCLUDING VOLUME AT RESTAURANT	0.50 = 30,624.5 SQ. FT.	0.407 = 24,917 SQ. FT.
** VOLUMETRIC SPACE AT RESTAURANT SITTING AREA = 1,540.5 SQ. FT. AS PER WEB CODES		

SETBACKS	REQUIRED	ACTUAL
FRONT (EAST - GROUND)	10'-0" (min.)	10'-0"
FRONT (EAST - SECOND)	20'-0" (min.)	23'-10"
SIDE (NORTH)	20'-0" (min.)	20'-0"
SIDE (SOUTH)	20'-0" (min.)	27'-0"
REAR (WEST)	20'-0" (min.)	173'-0"

HEIGHT RESTRICTIONS	REQUIRED	ACTUAL
MAXIMUM HEIGHT	+ 35'-0"	+ 35'-0"

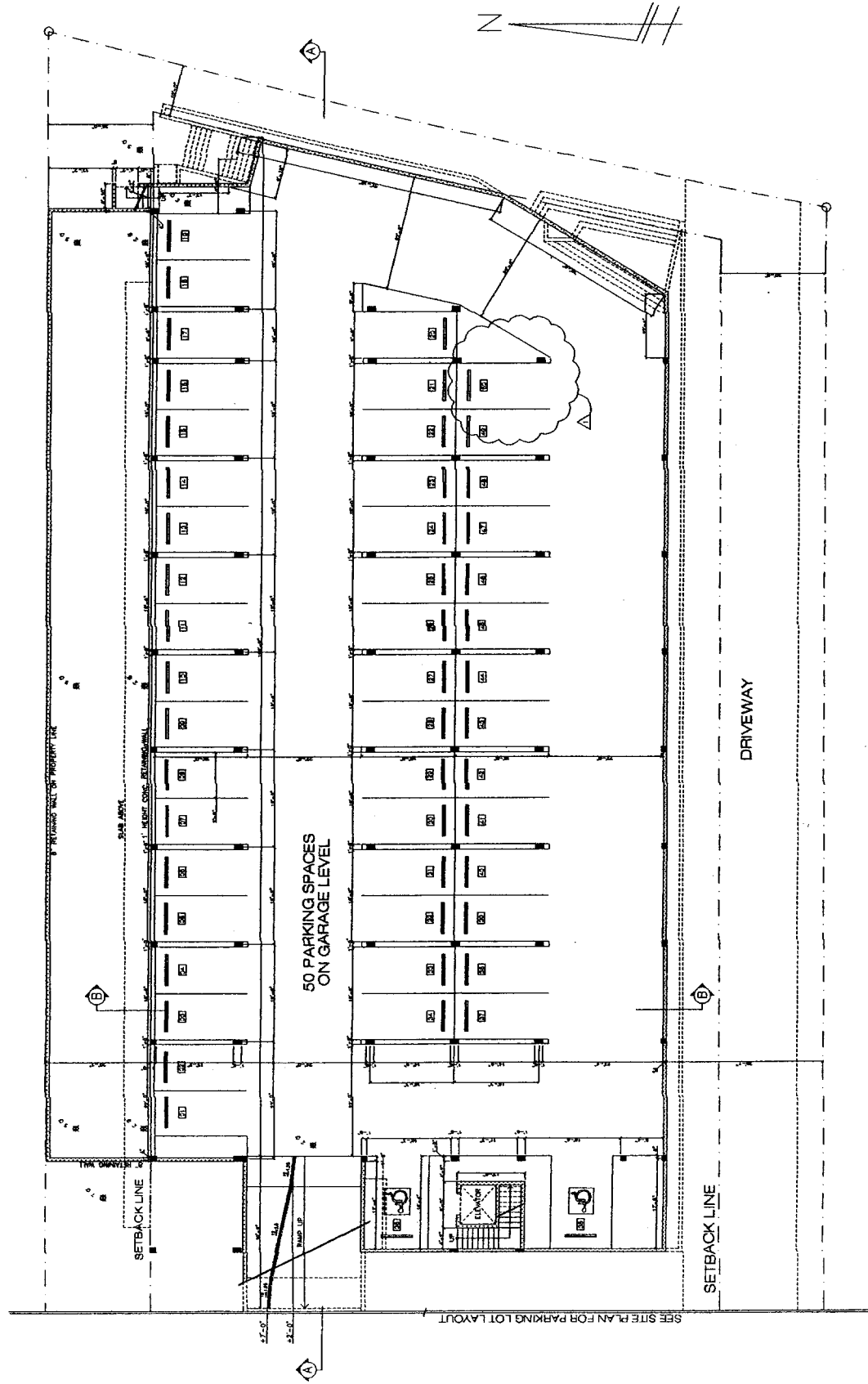
PARKING REQUIREMENTS	PROPOSED AREA	SPACES REQUIRED	ACTUAL
COMMERCIAL = 1 SPACE PER 250 SQ. FT.	10,141.5 SQ. FT.	41	
RESTAURANT & COFFEE = 1 SPACE PER 80 SQ. FT.	2,054 SQ. FT.	34	
STORAGE = 1 SPACE PER 2000 SQ. FT. (NON-A/S SPACE)	8,481.5 SQ. FT.	4	
OFFICES = 1 SPACE PER 300 SQ. FT.	11,181 SQ. FT.	37	
TOTAL PARKING SPACES		116	116

NOTE: CALCULATION OF REQUIRED PARKING SPACES AS PER WEB SEC. 30-183 (D) & SEC. 30-184, PAGE 03/05/11

PARKING LANDSCAPING REQUIREMENTS	MIN. REQUIRED
PARKING LOT PERIMETER	
PARKING LOT PERIMETER = 433'-6", SHADE TREE PER 30'	433'-6" / 30' = 15 TREES
NET PARKING AREA	
10 SQ. FT. OF GREEN AREA PER PARKING SPACE	85 x 10 = 850 SQ. FT. (ACTUAL = 931 SQ. FT.)
1 SHADE TREE PER 80 SQ. FT. OF NET GREEN AREA	850 SQ. FT. / 80 = 9 TREES

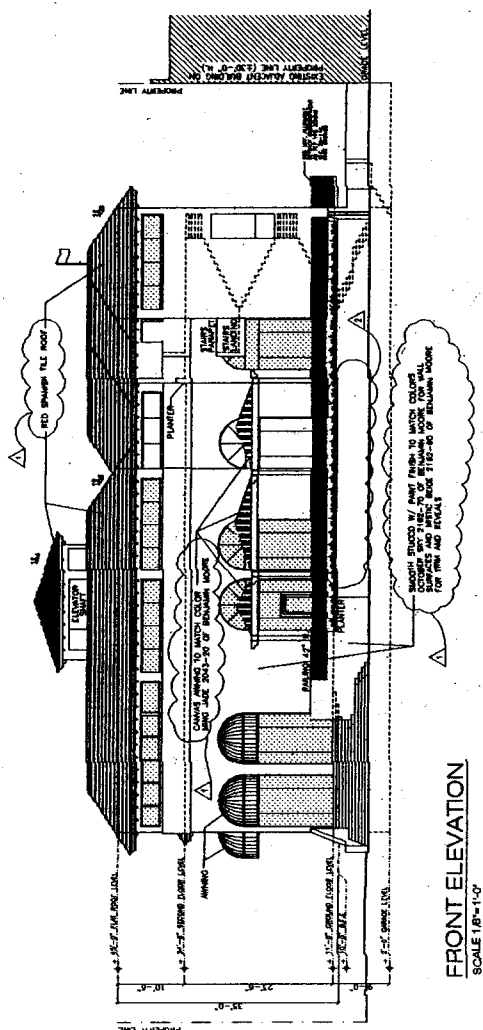
LANDSCAPING REQUIREMENTS	MIN. REQUIRED
1 SHADE TREE PER 1,800 SQ. FT. OF COMMERCIAL AREA	12,154.5 SQ. FT. / 1800 = 7 TREES
1 SHADE TREE PER 1,500 SQ. FT. OF OFFICE AREA	11,181 SQ. FT. / 1500 = 8 TREES

NOTE: 1 SHADE TREE = 3 PALM TREES



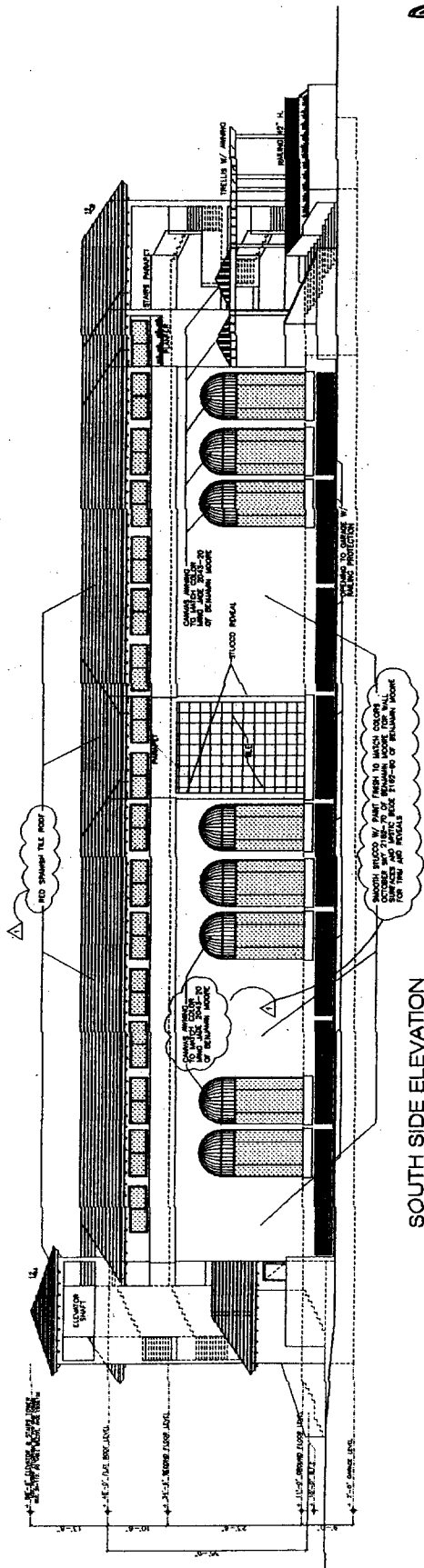
GARAGE LEVEL
SCALE 1/8" = 1'-0"

SECOND FLOOR PLAN
SCALE 1/8" = 1'0"



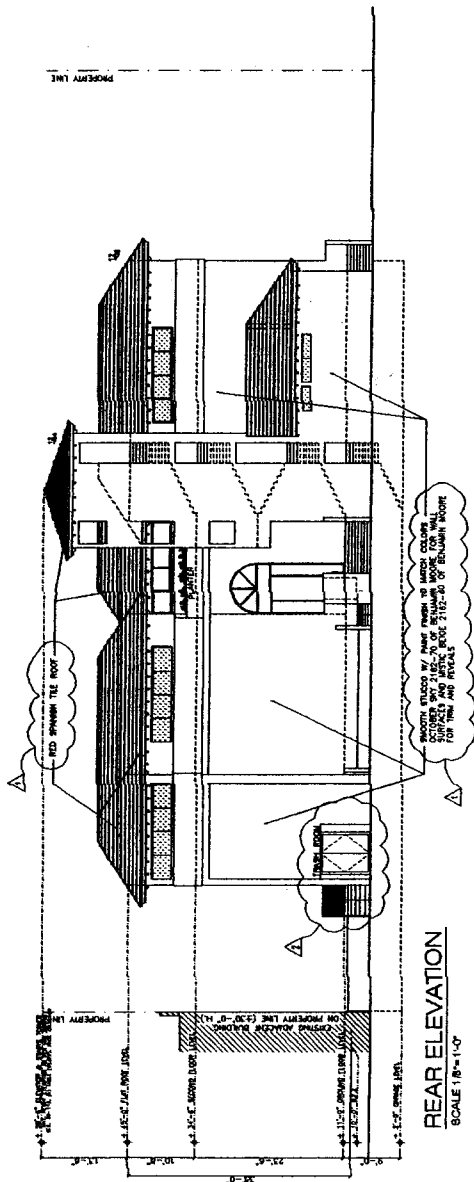
FRONT ELEVATION

SCALE 1/8"=1'-0"



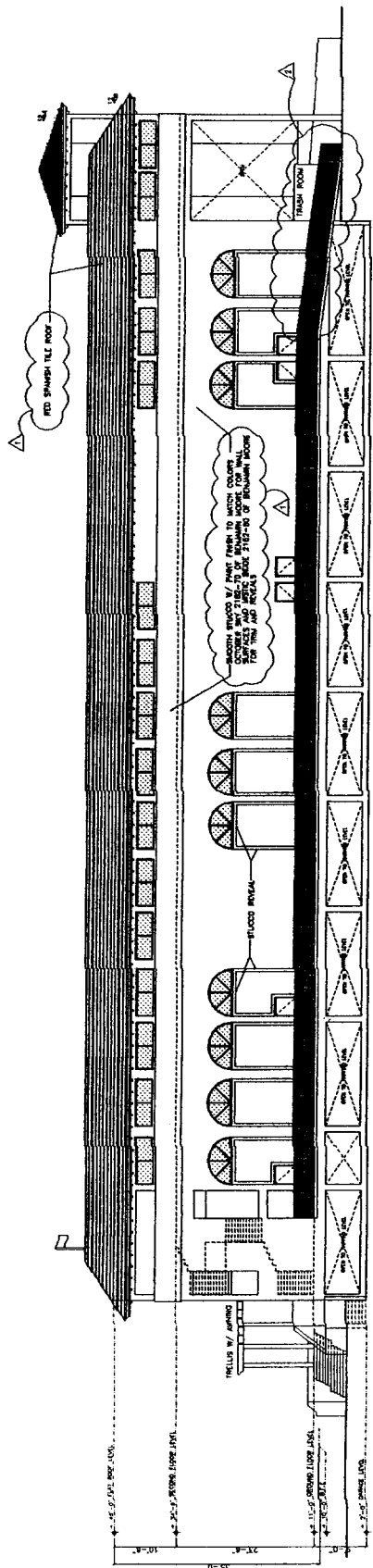
SOUTH SIDE ELEVATION

SCALE 1 M = 1 CM



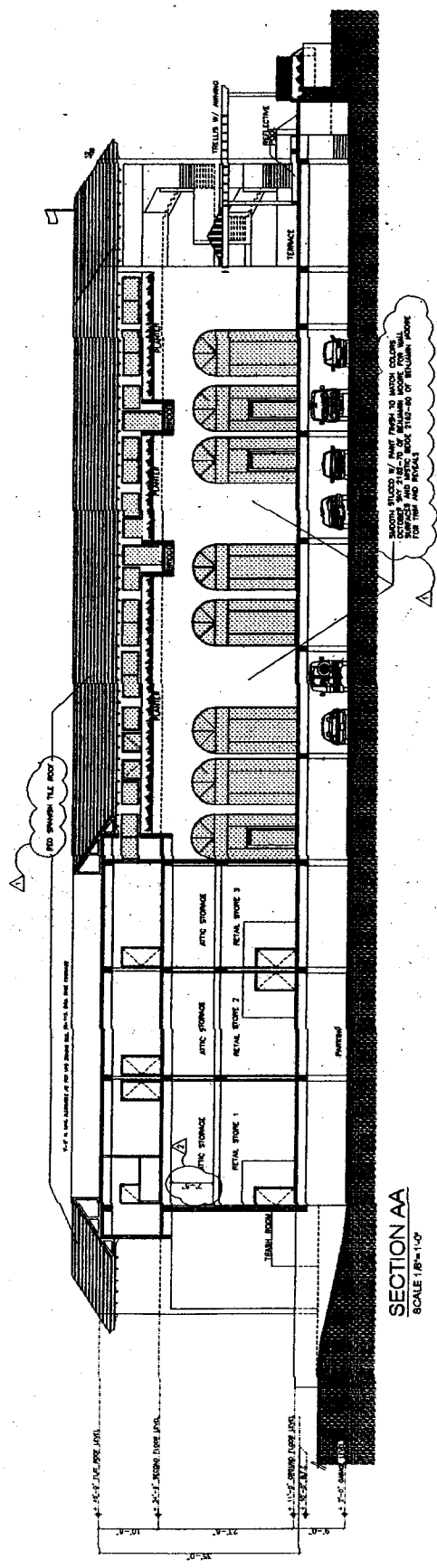
REAR ELEVATION

SCALE 1/8" = 1'-0"

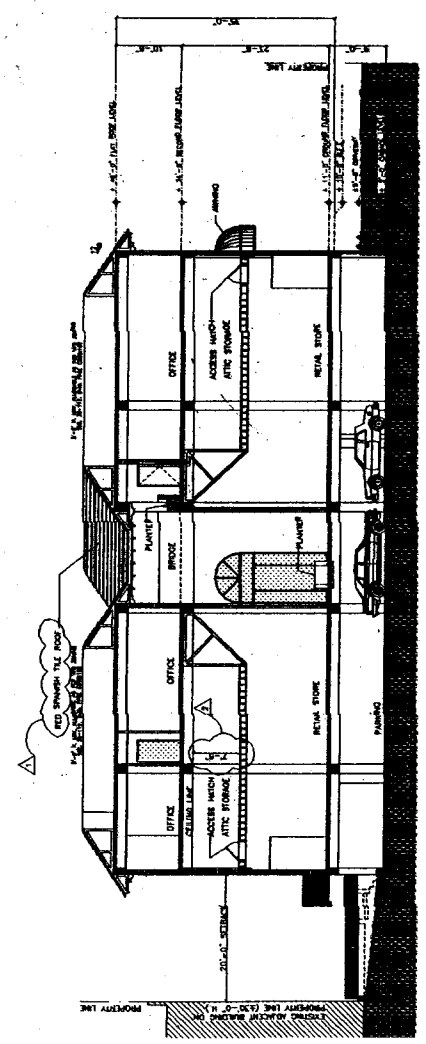


NORTH SIDE ELEVATION

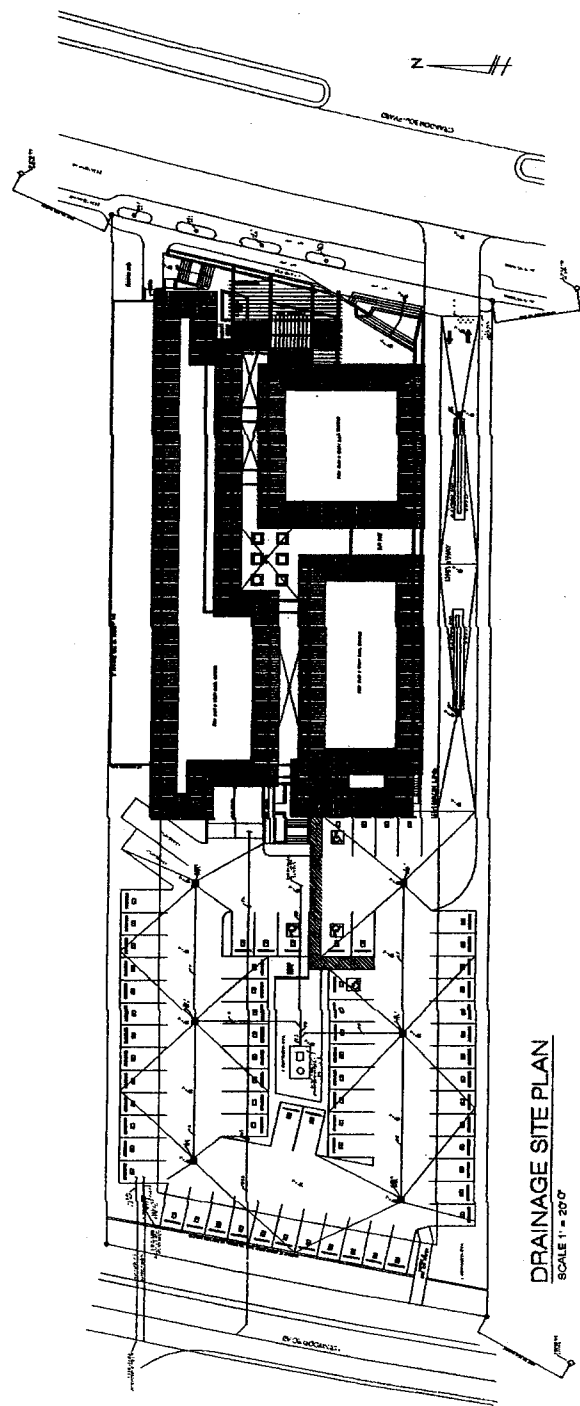
SCALE 1/8"=1'-0"



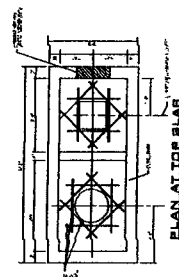
SECTION AA
SCALE 1/8"=1'-0"



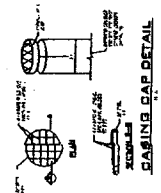
SECTION BB
SCALE 1/8"=1'-0"



DRAINAGE SITE PLAN
SCALE 1" = 20'

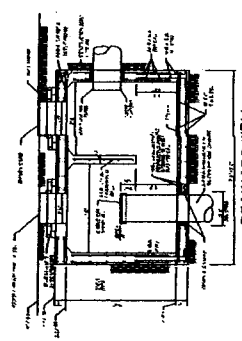


PLAN AT TOP BLAB

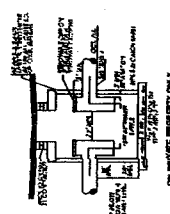


CASING CAP DETAIL
N.A.

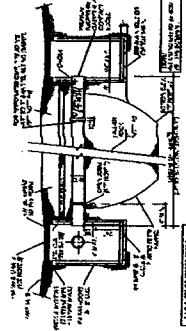
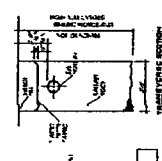
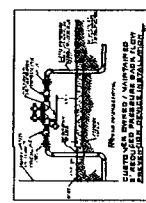
STRUCTURAL NOTES
 1. For complete set of drawings
 2. See page 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 83



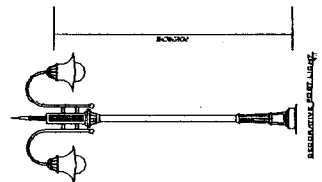
DRAINAGE WELL
DRAINAGE WELL DETAIL



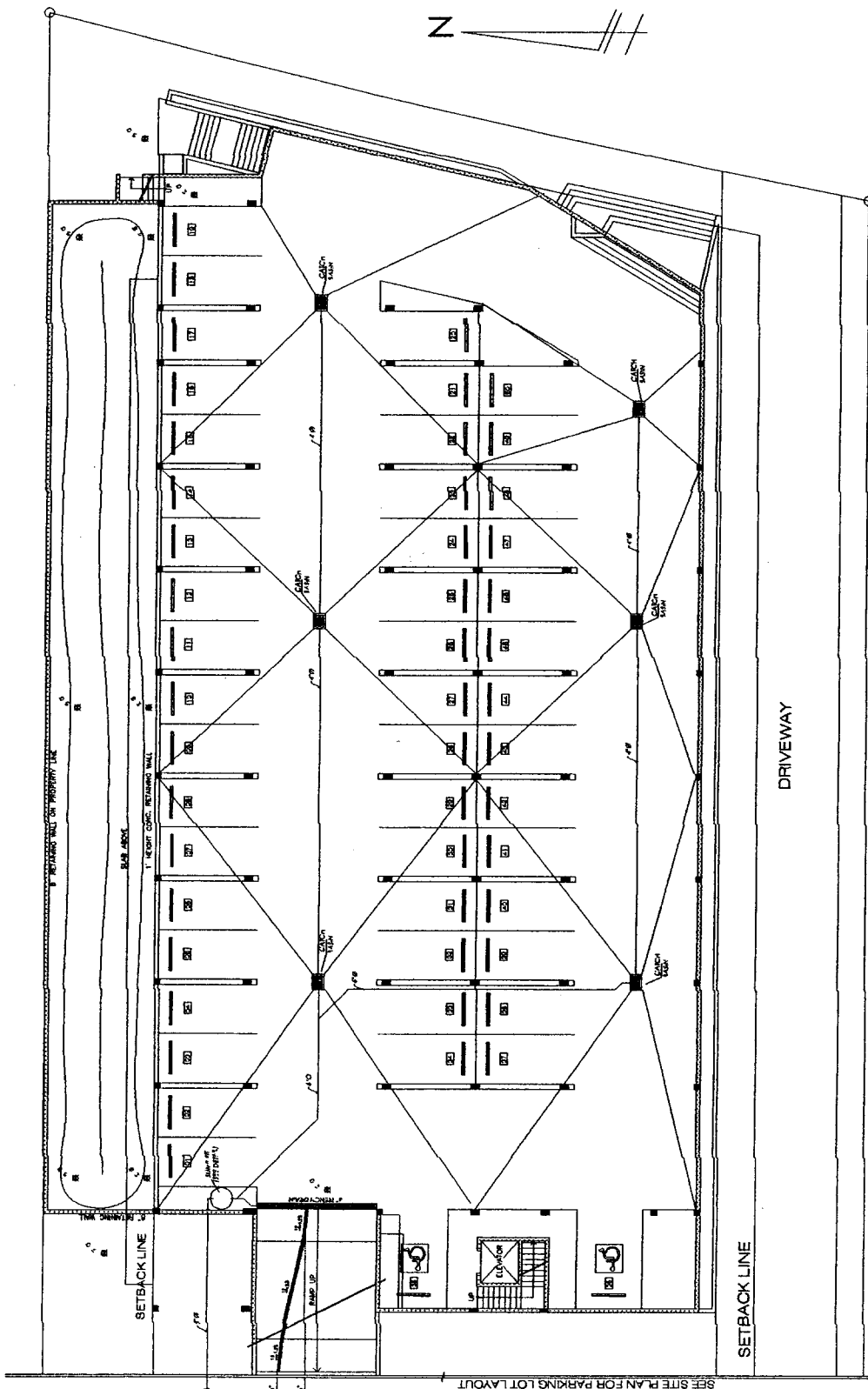
CATCH BASIN
GRASS & OIL SEPARATOR
12" DIA. 2' 6" H. 100#
ATL

[illegible][illegible][illegible]

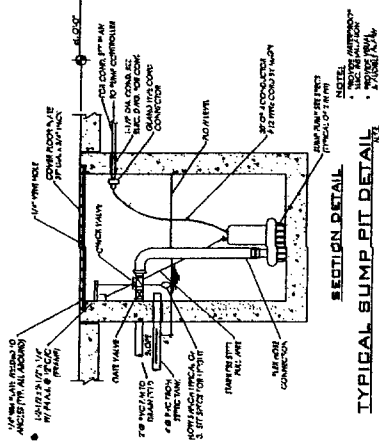
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RECORDATIVE FORM 11/19/77

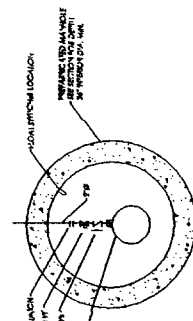


DRAINAGE GARAGE LEVEL
SCALE 1/8" = 1'-0"

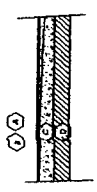


SECTION DETAIL

TYPICAL SUMP PIT DETAIL



PLAN DETAIL.



PAYING DETAIL **✓**

- NOTES
1. ALL TRAFFIC MUST BE IN A CHURNED PLASTIC DUST PAN IN THE FACTORY AREA. ONLY ONE NON-HAZARDOUS COLOR IN ACCORDANCE WITH CURRENT REGULATIONS
 2. CURRENT POLYMER ACQUISITION IS SMALL SUPPLIES OF SMALL PARTICLES AND SPECIFICATIONS CONTAINED HEREIN